



## 11 Dudley Gardens

Eggbuckland, Plymouth, PL6 5PE

**Offers In Excess Of £290,000**



Detached dormer-style house built in the 1960s. The accommodation comprises hall, generous-sized lounge/dining room, fitted integrated kitchen, 3 bedrooms, modern bathroom & separate wc. Good-sized plot having a front garden, wide area to the side with lapsed planning approval for extension & rear garden. Potential to create additional parking or garage. uPVC double-glazing & gas central heating. Residential area with pleasant position & open views. Vacant with no onward chain.





DUDLEY GARDENS, EGGBUCKLAND, PLYMOUTH, PL6 5PE

LOCATION

Found in this popular residential area of Eggbuckland with a number of local services & amenities nearby. The position of this property enviable with a wide area of open grassland to the side & an open outlook at the front. The position convenient for access into the city and close by connection to major routes in other directions.

ACCOMMODATION

uPVC double-glazed front door into the hall with staircase rising to the first floor with useful under-stairs storage cupboard. A generous-sized L shaped lounge/dining room with feature fire place & this room sometimes subdivided to provide for example a separate study. Modern fitted integrated kitchen, sink, automatic Hotpoint washing machine, four ring electric hob with extractor hood over, upright fridge/freezer & Hotpoint dual oven/grill. Also on the ground floor is a double bedroom.

At first floor level a landing giving access to 2 further good-sized bedrooms. The main bedroom with quality built-in furniture. A modern fitted bathroom with separate shower & a useful separate wc.

The property stands on a good-sized plot, wide at the side with potential for extension or creation of additional parking. Separate drive & attached a long garage/workshop. The main roof of the dormer section has been upgraded with a pitched roof & tile hung & the garage roof has also been replaced in the past.

GROUND FLOOR

HALL 8'10 x 7'10 (2.69m x 2.39m)

LOUNGE/DINING ROOM 19'2 x 13'8 max l shaped (5.84m x 4.17m max l shaped)

KITCHEN 10'6 x 9'1 (3.20m x 2.77m)

BEDROOM TWO 12'5 x 8'3 (3.78m x 2.51m)

FIRST FLOOR LANDING

BEDROOM ONE 13'2 x 10'11 (4.01m x 3.33m)

BEDROOM TWO 10'1 x 7'11 (3.07m x 2.41m)

BATHROOM 10'8 x 5'2 (3.25m x 1.57m)

WC 5'3 x 5'3 (1.60m x 1.60m)

GARAGE/WORKSHOP 22'9 x 7'9 overall (6.93m x 2.36m overall)

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

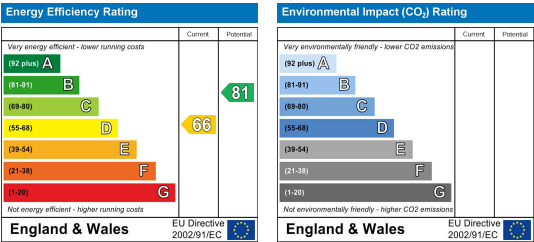
Area Map



Floor Plans



Energy Efficiency Graph



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